



County of San Diego, Planning & Development Services
**APPLICATION FOR AN ENVIRONMENTAL
INITIAL STUDY (AEIS)**
ZONING DIVISION

For Applications NOT covered by a previously completed CEQA document

NOTE: if the proposed project was considered in a previous CEQA document (Negative Declaration or EIR) which has received previous environmental review, do not complete this form. Complete [PDS-366](#) for an environmental review update.

1. Complete the attached application so possible environmental impacts of your project may be assessed. If a question is not applicable to your project, fill in "N/A."
2. Provide a current United States Geographical Survey (USGS) quadrangle map showing the **exact, accurate project location** or a clear 8.5 x 11" copy with the project delineated in the middle of the copy.
3. Provide clear, representative, color photographs **looking into the project site** from the North, South, East and West.
4. Provide any additional data, information, or special study reports that may be necessary to determine whether the project may have a significant effect on the environment, to evaluate any adverse impacts and determine how they may be mitigated.

COUNTY USE ONLY
Project Number(s):

PDS 2018-GPA-18-010
ER-18-22-001

THIS FORM IS BEING COMPLETED BY:

David Hochart

Name (Please Print)

DUDEK, Environmental Project Manager 10/15/2018

Agency (If applicable)

Title

Date

605 Third Street

Address

Encinitas, CA 92024 760.415.2865

City

State

Zip

Phone Number

Fax Number

See comprehensive project description included with MUP submittal.

Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: David Hochart

Date: 10/15/2018

--- COUNTY USE ONLY ---

SDC PDS RCVD 11-16-18
GPA18-010, REZ18-007,
MUP18-022

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>



GENERAL PROJECT INFORMATION _____

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are ***anticipated at this time***.

PLANNING & DEVELOPMENT SERVICES ISSUED PERMITS:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit | <input type="checkbox"/> Parcel Map Modification |
| <input type="checkbox"/> Grading and Clearing | <input type="checkbox"/> Reclamation Plan |
| <input type="checkbox"/> Lot Area Averaging | <input checked="" type="checkbox"/> Rezone |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> Road Opening |
| <input type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation |
| <input type="checkbox"/> Cancellation | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Final Map Modifications | <input type="checkbox"/> Tentative Map |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Habitat Loss Permit | <input type="checkbox"/> Resolution Amendment |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Revised Map |
| <input checked="" type="checkbox"/> Major Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Amendment of Conditions |
| <input type="checkbox"/> Minor Grading Permit | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Modification/Waiver | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Open Space Easement Encroachment | <input type="checkbox"/> Other: _____ |

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- | | |
|--|---|
| <input type="checkbox"/> County Right of Way Permits | <input type="checkbox"/> Improvement Plans |
| <input type="checkbox"/> Construction Permit | <input type="checkbox"/> Map Modification |
| <input type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Remandment of Relinquished Access Rights |
| <input type="checkbox"/> Excavation Permit | <input type="checkbox"/> Condemnation of Right-of-Way |
| <input checked="" type="checkbox"/> Grading Permit | |
| <input type="checkbox"/> Grading Permit Plan Change | |

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- | |
|--|
| <input type="checkbox"/> Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits |
| <input checked="" type="checkbox"/> Groundwater Wells and Exploratory or Test Borings Permit |
| <input type="checkbox"/> Septic Tank Permit |
| <input type="checkbox"/> Underground Storage Tank Permit |
| <input type="checkbox"/> Water Well Permit |

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time**.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit http://www.dot.ca.gov/hq/traffops/developserv/permits/	CalTrans	
<input checked="" type="checkbox"/>	401 Permit - Water Quality Certification http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html	US Army Corps of Engineers (ACOE)	
<input checked="" type="checkbox"/>	1603 – Streambed Alteration Agreement http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp	CA Department of Fish and Wildlife (CDFW)	
<input type="checkbox"/>	Section 7 - Consultation or Section 10a Permit – Incidental Take http://www.fws.gov/	US Fish and Wildlife Services (USFWS)	
<input checked="" type="checkbox"/>	Air Quality Permit to Construct http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV	APCD	
<input checked="" type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input checked="" type="checkbox"/>	General Construction Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input checked="" type="checkbox"/>	Water District Approval	Designated Water District	
<input type="checkbox"/>	Sewer District Approval	Designated Sewer District	
<input type="checkbox"/>	School District Approval	Designated School Districts	
<input type="checkbox"/>	Others:		

II. CODE COMPLIANCE/VIOLATION ISSUES

Describe any known open or active code compliance/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code compliance/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

NONE

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

See Attached Project Description

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

YES NO UNKNOWN

1. LAND USE: ☐ ☒ ☐ Will the project be a land use not presently existing in the surrounding neighborhood?

The project includes development of solar energy facilities located similar to those associated with the 20 MW Jacumba Solar Project located approximately two miles east of the project site. The project site also includes high-voltage facilities including the 500 kV SWPL, 500 kV SRPL and 138 kV ECO transmission line.

2. AGRICULTURE RESOURCES: ☒ ☐ ☐ Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

Based on review of the historical aerial photographs, agency records, and the site representative interview, the subject property was used as agricultural land from at least 1954 to before 1980, then again from at least 2002 through at least 2012.

3. POPULATION AND HOUSING: ☐ ☒ Will existing housing be removed to allow construction of the proposed project?

Construction of the project components is not anticipated to displace existing housing.

4. GEOLOGICAL ISSUES: ☐ ☐ ☒ Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?

There are no known geological hazards on the site. A geotechnical study will be completed as part of the engineering design phase.

5. WATER RESOURCES: ☒ ☐ Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)?
(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)

The project would require use of water during construction and operations. The project would be served by groundwater and/or imported water from the Jacumba Water District.

5. WATER RESOURCES (cont.): YES NO UNKNOWN ☒ ☐ ☐ Are there any existing water wells on the property? If yes, state how many are currently in-use. (*Show all wells on site/plot plans or maps*)

As observed during the site reconnaissance, 12 water wells are present on the subject property. Two of the 12 wells are currently used as production wells. Seven additional water wells are located within Jacumba Hot Springs.

- ☐ ☐ ☒ Will the project require new stormwater/drainage facilities?

A drainage study will be completed as part of the MUP submittal and will identify any stormwater/drainage improvements for the proposed project.

6. AIR QUALITY: ☐ ☒ ☐ Will the project generate smoke, fumes, or odors?

The project will consist of a solar energy facility and associated support structures that will not generate smoke, fumes or odors during operations.

7. TRANSPORTATION /CIRCULATION: ☐ ☒ ☐ Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?

Primary access to the Proposed Project will be from I-8 with local access through Carizo Gorge Road and Old Highway 80. Prior to the start of construction a traffic control plan will be prepared to address transportation activities.

- ☐ ☒ ☐ Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):

Project access will be provided via I-8, Carizo Gorge Road and Old Highway 80. Given the low housing density in the area, it is unlikely that there is any current traffic congestion during commute hours. Furthermore, prior to start of construction a traffic control plan will be prepared to address transportation activities.

8. BIOLOGICAL RESOURCES: YES NO UNKNOWN
- ☒ ☐ ☐ Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?

The project will require the removal of vegetation within the development footprint.

- ☐ ☒ ☐ Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:

The project site has not been cleared or graded in the past five years.

- ☐ ☐ ☒ Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?

Biological surveys will be completed in accordance with County, CDFW and USFWS requirements.

- ☐ ☐ ☒ Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?

There are no known recorded Biological Open Space Easements that would be affected by project improvements.

9. HAZARDS: YES NO UNKNOWN
☐ ☐ ☒

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

A Phase I study will be completed to evaluate the potential for hazardous and/or toxic materials to be present at the project site.

☐ ☒ ☐

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

The project consists of solar energy facilities and associated support structures that will not require the use of hazardous and/or toxic materials beyond those required to service equipment onsite. The transformers and inverters will include oil; however secondary containment that meets State requirements will be included as part of the project design.

☐ ☒

Will the project involve the burning of wastes? If yes, explain what materials will be burned:

The project would not involve the burning of wastes.

10. NOISE: ☒ ☐ ☐

Will the project cause a substantial change in existing noise levels in the vicinity?

The project would not generate any noise beyond operation of the substation, energy storage facility and transformers onsite. A Noise Study will be completed to ensure County noise thresholds would not be exceeded during construction and operations.

☐ ☒ ☐

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?

Residential uses are not proposed as part of this project.

11. PUBLIC SERVICES: ☐ ☒

Will the project involve the siting of any schools?

The siting of schools is not proposed as part of this project.

12. UTILITIES AND SERVICES: YES NO UNKNOWN
☐ ☒ ☐ Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?

The project does not include a septic system.

- ☐ ☒ ☐ Will the project require annexation to any service agency?

The project is not anticipated to require annexation to any service agency.

13. AESTHETICS (INCLUDES LANDFORMS): ☒ ☐ ☐ Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?

A visual study will be completed as part of the MUP submittal to evaluate the potential visual impacts in relation to the County CEQA Guidelines.

- ☐ ☐ ☒ Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?

A visual study will be completed as part of the MUP submittal to evaluate the potential visual impacts in relation to the County CEQA Guidelines.

- ☐ ☐ ☒ Will the project introduce glare, reflecting materials or unusually bright colors?

A visual study will be completed as part of the MUP submittal to evaluate the potential visual impacts in relation to the County CEQA Guidelines.

14. CULTURAL AND HISTORICAL RESOURCES: ☐ ☐ ☒ Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

A cultural resources study will be completed as part of the MUP submittal to evaluate the potential cultural and historical resources impacts in relation to the County CEQA Guidelines.

14. CULTURAL AND HISTORICAL RESOURCES (cont.):
- | YES | NO | UNKNOWN |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.

A cultural resources study will be completed as part of the MUP submittal to evaluate the potential cultural and historical resources impacts in relation to teh County CEQA Guidelines.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Are there any existing Archaeological Open Space Easements on the project site?

There are no known Archeological Open Space Easements that have been recorded on the project site or that would be affected by the project improvements.

15. MISCELLANEOUS
- | | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

Have all known easements including all easements on the property Title report been shown? (*Show all easements on site/plot plans or maps*)

A Title Report will be completed and easements will be provided in the site/plot plans submitted with the MUP package.

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS:
- | | |
|--------------------------|-------------------------------------|
| YES | NO |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

No roadway improvements beyond the project footprint are anticipated at this time.

2. EXTENSION OF UTILITY LINES:
- | | |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:

The project will not require the need for sewer, water or gas service connections.

- YES NO
3. DRAINAGE/
STORMWATER/
FLOOD
CONTROL : ☐ ☒ Are new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities proposed? If yes, describe:

A drainage study will be completed as part of the MUP submittal and will identify whether any stormwater/drainage improvements are required for the proposed project.

4. PATHS: ☐ ☒ Are pedestrian and/or bicycle paths proposed?

The project does not propose any pedestrian and/or bicycle paths.

VI. GRADING: DO NOT complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES NO

- ☒ ☐ Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: cubic yards. Max cut slope ratio: Max. height: ft.

Vol. of fill: cubic yards. Max fill slope ratio: Max. height: ft.

If soil is to be imported/exported please describe the source of import/export location, if known.
(Use additional sheets if necessary):

- ☐ ☒ Will grading or filling be required off-site? Explain (Use additional sheets if necessary):

No off-site grading or filling is anticipated for the project.

- ☐ ☒ Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

No blasting is anticipated for the project.

- ☒ ☒ Are retaining walls proposed? If yes, what is max. height? ft. (Show all retaining walls on site/plot plan or map)

No retaining walls are proposed

VII. PROPOSED SITE UTILIZATION: Complete ONLY if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area acres
Total net acres (total minus area of public and private streets and parkland dedication)
2. Number of buildings Height Stories
3. Number of attached residential units Detached
4. Number of floor area: Commercial uses Industrial uses
5. Number of off-street parking spaces

VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION: Complete ONLY for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

A. Project Operations

1. Number of average daily vehicle trips generated by the project
- Facilities to be open on weekdays from a.m. to p.m.
2. On weekends from a.m. to p.m.
3. Total number of employees Each Shift
4. Number of clients, customers, or users EACH weekday
5. Radius of the service area
6. Total floor area square feet Type of uses
7. Number of off-site parking spaces provided
8. North American Standard Industrial Classification Code(s)
(<http://www.census.gov/epcd/www/naicstab.htm>):

B. Industrial Waste

- | | YES | NO | UNKNOWN | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal. |

No industrial wastes will be discharged during construction or operation of the project.

- | | YES | NO | UNKNOWN | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?</p> <p>If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (<i>Use additional sheets if necessary</i>):</p> <p>a. What type of material (s):</p> <p>The project would not result in the use or discharge of hazardous materials including hazardous air emissions. Further, dust suppression techniques will be employed during construction of the project.</p> <p>b. How often?</p> |

Miscellaneous

- | | YES | NO | UNKNOWN | |
|----|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?</p> |

It is not anticipated that the project would result in the emissions of odor, vibration, glare, or electrical disturbance. A visual study will be completed as part of the MUP submittal to evaluate the potential visual impacts in relation to the County CEQA Guidelines.

- | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|---|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)</p> |
|----|-------------------------------------|--------------------------|--------------------------|---|

The project includes construction and operation of solar facilities and associated structures that may generate noise that could be heard outside of the project. A noise study is in the process of being prepared to ensure that County noise thresholds would not be exceeded during construction and operations.

- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (<i>Use additional sheets if necessary</i>)</p> |
|----|--------------------------|-------------------------------------|--------------------------|--|

The project will not involve the storage of dangerous materials.